



**Allum Lane, ,**

**£400,000**

- Two Double Bedrooms
- Large Living/Dining Room
- Good Condition Throughout
- Communal Gardens
- Resident Permit Parking

- First Floor Maisonette
- Kitchen/Breakfast Room
- Long Lease
- Short Walk To Station
- Chain Free

A rare opportunity to purchase a spacious first-floor maisonette, ideally positioned in a quiet residential close in Elstree, just a short walk from Borehamwood Town Centre, the High Street, and Elstree & Borehamwood Thameslink Station, offering fast direct links into Central London (St Pancras in under 20 minutes).

Upon entering, you are welcomed by an entrance lobby with stairs leading to the first-floor hallway, which provides access to all principal rooms. The property offers a bright and generous living/dining room, enhanced by large windows that flood the space with natural light, alongside a well-proportioned kitchen/breakfast room.

There are two spacious double bedrooms, enjoying pleasant views over the beautifully maintained communal gardens, and a family bathroom. The property also benefits from a loft, providing additional storage.

Set within a peaceful location yet close to all local amenities, Borehamwood High Street and the Boulevard retail park are within easy walking distance, offering a wide range of shops, restaurants, supermarkets, and leisure facilities.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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